

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, MARK J. CARRABBA, VICE PRESIDENT, CARRABBA FAMILY LIMITED PARTNERSHIP THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF A 333.4 ACRE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 5807 PAGE 259 AND WHOSE NAME IS SUBSIDIARILY HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

MARK J. CARRABBA, VICE PRESIDENT  
CARRABBA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP  
ITS SOLE GENERAL PARTNER HIGHLAND INTERESTS, INC., A TEXAS CORPORATION

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK CARRABBA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

BRAD KERR, R.P.L.S. NO. 4502

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

KAREN MCQUEEN  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, ART HUGHES, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006 AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006 BY SAID COMMISSION.

ART HUGHES  
CHAIRMAN, PLANNING & ZONING COMMISSION, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, KEVIN RUSSELL, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

KEVIN RUSSELL  
CITY PLANNER, BRYAN, TEXAS

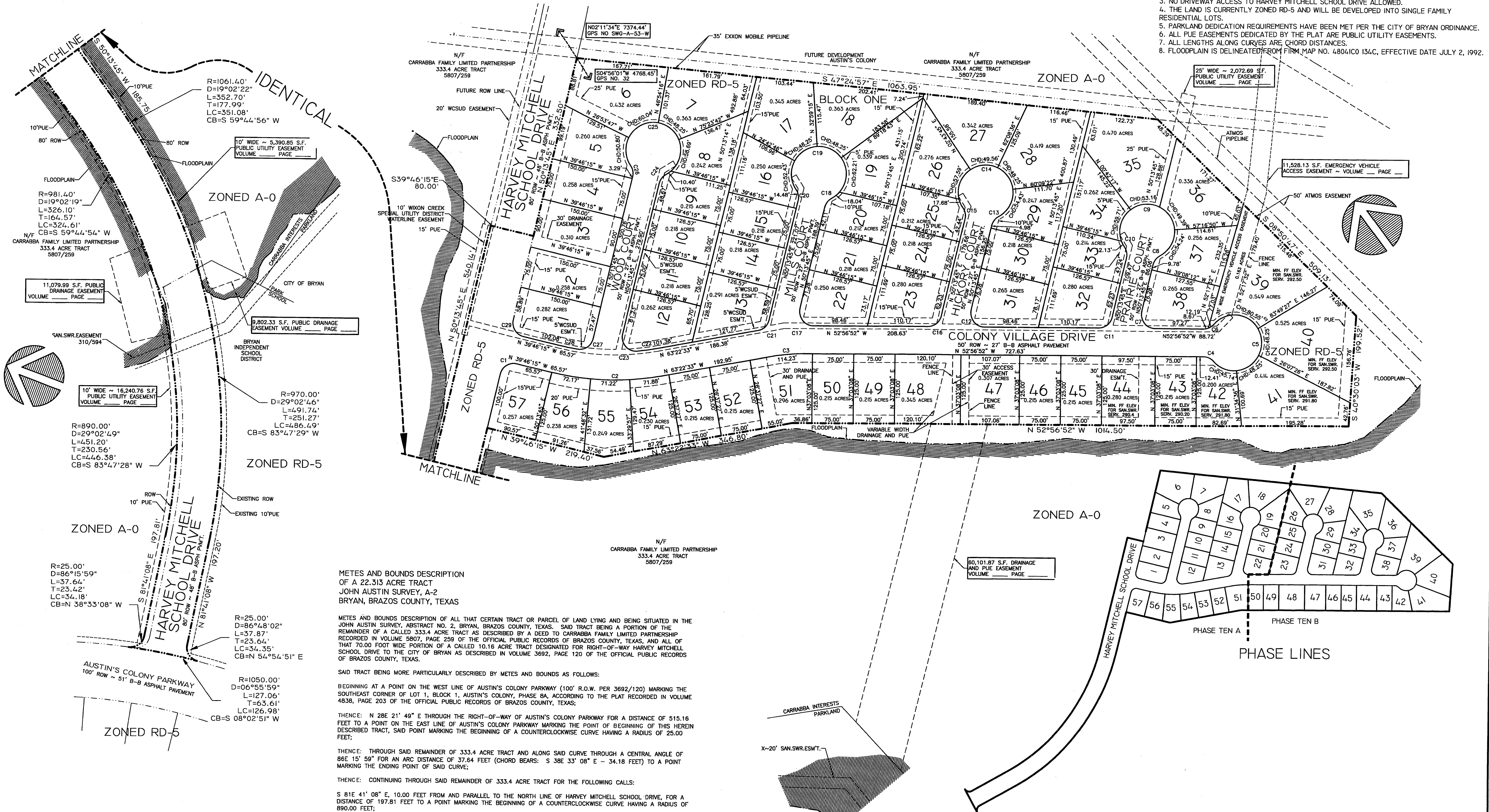
APPROVAL OF THE CITY ENGINEER

I, LINDA HUFF, P.E. THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

LINDA HUFF, P.E.  
CITY ENGINEER, BRYAN, TEXAS

CURVE DATA:

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	90°00'00"	39.27	25.00	S 84°46'15" E	35.36
C2	491.50	23°36'18"	202.49	102.70	S 51°34'24" E	201.06
C3	358.50	10°25'41"	65.25	32.71	S 58°09'43" E	65.16
C4	25.00	48°11'23"	21.03	11.18	S 28°51'11" E	20.41
C5	50.00	27°6'22"46"	241.19	44.72	N 37°03'08" E	66.67
C6	25.00	48°11'23"	21.03	11.18	N 77°02'34" W	20.41
C7	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C8	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C9	50.00	27°6'22"46"	241.19	44.72	N 39°46'15" W	66.67
C10	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C11	25.00	76°49'23"	33.52	19.82	S 88°38'26" W	31.07
C12	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C13	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C14	50.00	27°6'22"46"	241.19	44.72	N 39°46'15" W	66.67
C15	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C16	25.00	76°49'23"	33.52	19.82	S 88°38'26" W	31.07
C17	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C18	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C19	50.00	27°6'22"46"	241.19	44.72	N 39°46'15" W	66.67
C20	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C21	25.00	66°23'42"	28.97	16.36	S 83°26'36" W	27.38
C22	441.50	04°46'32"	36.80	18.41	N 60°59'17" W	36.79
C23	25.00	108°49'46"	47.49	34.94	N 04°11'08" W	40.66
C24	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C25	50.00	27°6'22"46"	241.19	44.72	N 39°46'15" W	66.67
C26	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C27	25.00	85°15'32"	37.20	23.01	N 87°08'29" W	33.86
C28	441.50	04°44'28"	36.53	18.28	N 42°08'29" W	36.52
C29	25.00	90°00'00"	39.27	25.00	N 05°13'45" E	35.36



METES AND BOUNDS DESCRIPTION  
OF A 22.313 ACRE TRACT  
JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 333.4 ACRE TRACT AS DESCRIBED BY A DEED TO CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 5807, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF THAT 70.00 FOOT WIDE PORTION OF A CALLED 10.16 ACRE TRACT DESIGNATED FOR RIGHT-OF-WAY HARVEY MITCHELL SCHOOL DRIVE TO THE CITY OF BRYAN AS DESCRIBED IN VOLUME 3692, PAGE 120 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF AUSTIN'S COLONY PARKWAY (100' R.O.W. PER 3692/120) MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, AUSTIN'S COLONY, PHASE 9A, ACCORDING TO THE PLAT RECORDED IN VOLUME 4838, PAGE 203 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 28E 21' 49" E THROUGH THE RIGHT-OF-WAY OF AUSTIN'S COLONY PARKWAY FOR A DISTANCE OF 515.16 FEET TO A POINT ON THE EAST LINE OF AUSTIN'S COLONY PARKWAY MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 333.4 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86E 15' 59" FOR AN ARC DISTANCE OF 37.54 FEET (CHORD BEARS: S 38E 33' 08" E - 34.18 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: CONTINUING THROUGH SAID REMAINDER OF 333.4 ACRE TRACT FOR THE FOLLOWING CALLS:

S 81E 41' 08" E, 10.00 FEET FROM AND PARALLEL TO THE NORTH LINE OF HARVEY MITCHELL SCHOOL DRIVE, FOR A DISTANCE OF 197.81 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 890.00 FEET;

ALONG SAID CURVE, 10.00 FEET FROM AND PARALLEL TO THE NORTH LINE OF HARVEY MITCHELL SCHOOL DRIVE AND THE EXTENSION THEREOF, THROUGH A CENTRAL ANGLE OF 29E 02' 45" FOR AN ARC DISTANCE OF 451.18 FEET (CHORD BEARS: N 83E 47' 29" E - 446.37 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF ANOTHER COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 981.40 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19E 02' 22" FOR AN ARC DISTANCE OF 326.12 FEET (CHORD BEARS: N 59E 44' 56" E - 324.62 FEET) TO THE ENDING POINT OF SAID CURVE;

N 50E 13' 45" E FOR A DISTANCE OF 540.14 FEET TO A POINT;

S 39E 46' 15" E FOR A DISTANCE OF 80.00 FEET TO A POINT;

N 50E 13' 45" E FOR A DISTANCE OF 332.50 FEET TO A POINT;

S 47E 24' 57" E FOR A DISTANCE OF 1063.95 FEET TO A POINT;

S 08E 50' 47" E FOR A DISTANCE OF 509.13 FEET TO A POINT;

S 40E 30' 03" W FOR A DISTANCE OF 199.52 FEET TO A POINT;

N 52E 56' 52" W FOR A DISTANCE OF 1014.50 FEET TO A POINT;

N 63E 22' 33" W FOR A DISTANCE OF 346.80 FEET TO A POINT;

N 39E 46' 15" W FOR A DISTANCE OF 219.40 FEET TO A POINT;

S 50E 13' 45" W FOR A DISTANCE OF 185.75 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1081.40 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19E 02' 22" FOR AN ARC DISTANCE OF 352.70 FEET (CHORD BEARS: S 59E 44' 56" W - 351.08 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF ANOTHER COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 970.00 FEET, SAID POINT MARKING THE NORTHEAST CORNER OF A CALLED 10.54 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN I.S.D. PUBLIC FACILITY CORPORATION RECORDED IN VOLUME 3155, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE NORTHERLY LINE OF SAID 10.54 ACRE TRACT, SAME BEING THE SOUTH LINE OF HARVEY MITCHELL SCHOOL DRIVE, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29E 02' 46" FOR AN ARC DISTANCE OF 491.74 FEET (CHORD BEARS: S 83E 47' 29" E - 486.49 FEET) TO THE ENDING POINT OF SAID CURVE;

THENCE: N 81E 41' 08" W CONTINUING ALONG THE SOUTH LINE OF HARVEY MITCHELL SCHOOL DRIVE FOR A DISTANCE OF 197.20 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86E 48' 02" FOR AN ARC DISTANCE OF 37.87 FEET (CHORD BEARS: S 54E 54' 51" W - 34.35 FEET) TO A POINT ON THE EAST LINE OF AUSTIN'S COLONY PARKWAY MARKING THE ENDING POINT OF SAID CURVE, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1050.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08E 55' 59" FOR AN ARC DISTANCE OF 127.05 FEET (CHORD BEARS: N 08E 18' 51" E - 126.98 FEET) TO THE POINT OF BEGINNING CONTAINING 22.313 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARINGS OF SAID 10.54 ACRE BRYAN I.S.D. TRACT, 3155/1, AND SAID 10.16 ACRE RIGHT-OF-WAY TRACT, 3692/120.

- GENERAL NOTES:
1. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
  2. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
  3. NO DRIVEWAY ACCESS TO HARVEY MITCHELL SCHOOL DRIVE ALLOWED.
  4. THE LAND IS CURRENTLY ZONED RD-5 AND WILL BE DEVELOPED INTO SINGLE FAMILY RESIDENTIAL LOTS.
  5. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET PER THE CITY OF BRYAN ORDINANCE.
  6. ALL PUE EASEMENTS DEDICATED BY THE PLAT ARE PUBLIC UTILITY EASEMENTS.
  7. ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
  8. FLOODPLAIN IS DELINEATED FROM FIRM MAP NO. 48041C0 134C, EFFECTIVE DATE JULY 2, 1992.

FINAL PLAT  
AUSTIN'S COLONY PHASE TEN A & B  
22.313 ACRES  
JOHN AUSTIN LEAGUE A-2  
SCALE: 1"=100' ~ JUNE 1, 2006

OWNER & DEVELOPER:  
MARK J. CARRABBA, VICE PRESIDENT  
CARRABBA FAMILY LIMITED PARTNERSHIP  
4104 HWY 21 EAST  
BRYAN, TX 77802  
979-778-8850

SURVEYED BY:  
KERR SURVEYING COMPANY  
505 CHURCH STREET  
COLLEGE STATION, TX 77842  
979-268-3195

PREPARED BY:  
HESTER ENGINEERING COMPANY  
7607 EASTMARK DRIVE, SUITE 253-B  
COLLEGE STATION, TX 77840  
979-693-1100

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Development & Engineering  
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